



SPACIOUS RANCH HOME IN A TRANQUIL SETTING

1301 HOBART STREET | MENLO PARK | OFFERED AT \$2,995,000



Welcome to this desirable one-story ranch home in the heart of central west Menlo Park. Situated on a tree-lined street, this 3-bedroom, 2-bath home offers tranquility from the fast pace of Silicon Valley. The open floor plan features a living room/dining room, oversized eat-in kitchen and separate family room. The backyard is accessible from every room in the house – perfect for entertaining. There is also a detached studio apartment with a full bath and fireplace. To top it all off, this home is close to downtown restaurants and shopping, plus excellent access to Menlo Park schools.



Guest House



**HUGH
CORNISH**

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CalBRE# 00912143



- 3 bedrooms and 2 full bathrooms
- Main house of approximately 2,285 square feet of living space
- Detached studio apartment of approximately 350 square feet
- Combined living room/dining room
- Large master suite with floor-to-ceiling windows
- Oversized kitchen with casual dining area
- Separate family room
- Attached 2-car garage of approximately 475 square feet
- Lot size of approximately 10,010 square feet
- Top-rated Menlo Park schools

Ranked Top 1% Internationally – Coldwell Banker
 Ranked #131 Nationally by *The Wall Street Journal*, 2016
 Over \$1.9 Billion in Sales

Offered at \$2,995,000
WWW.1301HOBART.COM

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